

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

BILLY JOE KENDRICK
POLLY KENDRICK
335 County Road 338
Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100'S-- DOLLARS (\$ 165,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/We, DENISE DIXON AND HUSBAND, JESS DIXON, hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto BILLY JOE KENDRICK AND WIFE, POLLIE KENDRICK, hereinafter referred to as GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

A parcel of land in the NW 1/4 of NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly and along the West Line for a distance of 621.07 feet to a point in the centerline of a public Churt Access Road, and the point of beginning; thence continue along same line for a distance of 691.72 feet; thence turn 90 degrees 50 minutes to the left and run Easterly for a distance of 178.72 feet; thence turn 89 degrees 10 minutes to the left for a distance of 484.92 feet; thence turn 90 degrees 00 minutes to the left for a distance of 153.70 feet; thence turn 90 degrees 00 minutes to the right for a distance of 204.20 feet; thence turn 90 degrees 00 minutes to the left for a distance of 25.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

DENISE DIXON IS ONE AND THE SAME PERSON AS DENISE H. DIXON AND DENISE H. VINZANT.

\$ 165,000.00 of the consideration as stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
2. 1997 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

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03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the
8th day of SEPTEMBER, 1997.

Denise Dixon
DENISE DIXON

Jess Dixon
JESS DIXON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DENISE DIXON AND HUSBAND, JESS DIXON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 8TH day of
SEPTEMBER, 1997.

Margaret McKee
Notary Public
My Commission Expires: 2-5-99

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SHELBY COUNTY JUDGE OF PROBATE
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